

General Plan Amendment 14-002 (a) Transient Rental Overlay District

Board of Supervisors

December 2, 2014

Project Description

The proposal today is to establish Transient Rental Overlay District on one parcel in the community of June Lake

Project Location



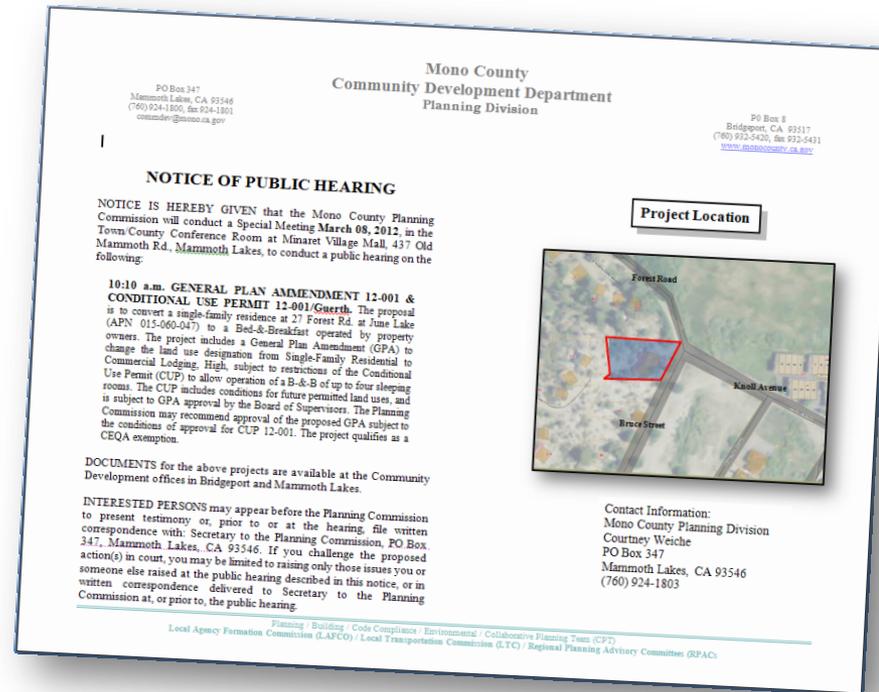
Background

- The BOS approved GPA 12-001 in Dec. 2012 adding Chap. 25, TROD, and Chap. 26 Transient Rental Standards and Enforcement
- The intent of the amendment was to allow transient rentals within compatible residential neighborhoods to increase tourism opportunities & provide additional economic support to homeowners
- It is a GP tool to allow transient rentals in specific neighborhoods through a General Plan Amendment application for a Transient Rental Overlay District

Land Technical Advisory Committee

- Met on July 14, 2014 to review and provide input on the project proposal
- LDTAC recommended moving forward with processing the permit

Noticing



An invitation to join the proposed TROD was sent August 29th
A notice of public hearing notice was sent to adjoining property owners and applicable agency's November 20th

Environmental Review

An addendum to the county General Plan EIR has been prepared for the proposed project.

The impacts of the proposed project will not result in a substantive change...previously addressed in the General Plan EIR.

10.09.14 Planning Commission

Considered the five comment letters submitted

The applicant responded to the letter in opposition and provided a management plan to avoid the concerns raised

All comments are included in the BOS Packet

Planning Commission Recommendation

Approve Resolution R14-___, accepting Addendum 14-02 to the Mono County General Plan EIR and recommended approval of General Plan Amendment 14-002(a) to the Board of Supervisors

